

Accompanying Statement

We were advised by Rebecca Smith, planning officer at Brighton & Hove Council to prepare an accompanying statement for our planning reapplication and believe this will hopefully shed further light in terms of your assistance with advice on reapplication for planning permission.

We initially applied for planning permission in June 2021 and this was granted as of 09 September 2021 (planning reference BH2021/02157). We had applied for planning permission with the help of our architect Sam Taylor of Bavian Design Ltd, and commenced works in winter 2021 on the excavation of the site area.

Due to numerous delays, we did not commence any structural work on the proposed extension until Spring 2023, and in February of this year, having come into budget constraints, asked Mr Taylor for assistance on revising our existing planning application, namely to accommodate moving from a pitched roof to a flat roof, and to accommodate the slight reduction in overall size of the extension footprint (due to incorrect measurements at the time of building the dwarf wall for the extension foundation). As such, the current build does not run up to the property boundary on the North facing view of the build, though we have accommodated this error into construction.

Despite repeated attempts to contact Mr Taylor throughout the year, we have had no correspondence or interaction with him, that has left us navigating the remainder of our build alone.

Our previous planning application was also for a two story rear extension, and initially included a higher level of overall fenestration on the ground and first floor, staircase leading from the first floor office room to the garden and a flat skylight on the ground floor extension towards the north side of the structure. Having revisited these plans and with budget in mind, we decided against the staircase from the office to the garden, and reduced the overall number of windows, with a view to French doors overlooking the garden and a Juliet balcony. Again, due to budget restraints, a pitched roof became an impossibility and we have explored the option of moving to a flat roof, in a very similar manner to several similar extensions in the local area, including on Turner Road and Richmond Street.

However, given that this represented a number of different changes, we thought it best to seek advice from Brighton & Hove Planning, to ensure that we were acting within current permissions and for support on what to do next, including the option of reapplying. Our planning officer, Rebecca Smith was very helpful but limited in what she could advise in terms of whether our proposed changes would be accommodated, and made us aware that reapplying for planning permission would be the likely outcome. She also made us aware of this service, of which we feel we would benefit from some professional oversight.

At present, we have amended technical drawings of the proposed extension, including the flat roof, removed staircase to the garden from the office, fenestration layout and the proposal for two lantern skylights for the ground and first story.

We applied for the pre-application advice process, and Nathaniel Rainier provided us with further guidance (PRE2023/00197) on the potential outcome of reapplying for planning permission, which was very helpful.

Within this guidance, one key area that Nathaniel had highlighted as In Need of Attention was the following:

The proposal appears to show no doors or means of access out from the rear of the property into the garden some clarification would be needed regarding the access and relationship between the garden and proposed extension in light of the removal of the steps from the rear first floor. The lack of doors at the rear would be a personal choice and not likely to be a reason for refusal but details of access to the garden should be included in the plans when submitting an application.

The existing property has always had side-access to a shared paved walkway between the properties for garden access (as per the majority of end of terrace semi-detached houses on Tilbury Way) and this door will remain for external garden access, as per the updated plans (Side Elevation Proposed).

We would like to thank you for your guidance so far, and we hope to hear from you soon.

Kind regards

Merlin Chapman-Webb & Casey Goodwin